McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/06 09:36 2 pgs
Fees:13.00 Taxes:333.00
20060320-0031432

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 2006

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BARBARA BLACK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

American Title Company, Inc., 925 Industrial Dr., Old Hickory, TN 37138

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Soika Fox	TO BE DETERMINED New Owner	MAP 18-16
(NAME)	(NAME)	
315 Moncrief Ave.		PARCEL 127.00 &
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		128.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Blanton Properties, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Soika Fox, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property located at: 315 Moncrief Ave, Davidson County, Goodlettsville, TN 37072 AND:

TRACT 1

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

BEING parts of Lots Nos. 17, 18 and 19, in the Moncrief Subdivision of the Allen Mathes Lands, as shown by survey of Erle Drake, County Surveyor, made March 29, 1937, and more particularly described as follows:

BEGINNING at a point in the Northern boundary of Lot No. 19, which point is five (5) feet West of the Northeastern corner of Lot No. 19; running thence in a Southeasterly direction along the Northern boundary of Lots 19, 18 and 17, thirty-eight feet to a point which point is 5 feet East of the Northwest corner of Lot No. 17; running thence Southerly 270 feet 3 inches to a point, which point is 19 feet West of the West boundary of Lot No. 17 and 10 feet North of the South boundary of Lot No. 18; running thence in a Northwesterly direction 113.5 feet parallel with the South boundary line of Lot No. 18 to a point; running thence in a Northerly direction 254 feet, more or less, to the point of beginning.

TRACT II

Being parts of Lots Nos. 17 and 18 in the Moncrief Subdivision of the Allen Mathes lands, as shown by survey of Erle Drake, County Surveyor made March 20, 1937, and more particularly described as follows:

unimproved ( )
This is improved (X) property, known as 315 Moncrief Ave., Goodlettsville, Tennessee 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness MY hand this 11th day of March 2006

Blanton Properties, LLC
BY: James K. Blanton
James K. Blanton, Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James K. Blanton and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Manager and _____ respectively of the Blanton Properties, LLC the within named bargainor, and corporation, and that he as such Chief Manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James K. Blanton as such Chief Manager, and attesting the same by the said James K. Blanton as such Chief Manager.

Witness my hand and official seal at office at Old Hickory, TN on this the 11th day of March, 2006.

My commission expires _____

Barbara Black
Notary Public

BARBARA BLACK
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. NOV. 14, 2009
DAVIDSON COUNTY

BEGINNING at a point in the Northern boundary of Lot No. 17, which point is 5 feet East of the Northwest corner of Lot No. 17; running thence Easterly along the North margin of lot 17 49.7 feet to the East boundary of said lot; thence Southerly along the East margin of Lot 17 258.7 feet to the Southerly boundary of said lot; thence along the Southern boundary of Lots 17 and 18, 69 feet to a point which point is 19 feet West of the Southwest corner of Lot 17; thence North 270 feet 3 inches to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT:

BEING part of Lot No. 17 in the Moncrief Subdivision of the Allen Mathes Lands, as shown by survey of Erle Drake, County Surveyor, made March 20, 1937, and by survey by Wayne Cooper, Sr., surveyor, January 15, 1969, and described as follows:

BEGINNING at an iron pin at the southeast corner of Lot No. 17 and being a common corner with the Ronald Vetetoe property; thence with the margin of Moncrief Avenue south 86 deg. 00' West 37 feet to an iron pin; thence North 4 deg. 00' West 257.5 feet to an iron pin in the northeast corner of Lot No. 17; thence with the line between Lot No. 17 and 16 South 9 deg. 30' East 268.7 feet to the point of beginning.

Being the same property conveyed to Blanton Properties by deed dated 01-29-04, from Kenneth Vetetoe and wife, Angela L. Vetetoe, filed for record on 01-30-04, in Instrument No. 200401300011788, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) any and all restrictions and easements; (2) zoning regulations; (3) taxes that have been assumed by the Grantee herein.